



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 12-7-99, 4184 South University Drive

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Value Dining

REPORT IN BRIEF: The applicant requests site plan approval for a 7,482 square foot, two-story office building and an 8,959 square foot single story Golden Coral restaurant building, landscaping and associated parking off of University Drive to the south of Burkhard's tractor service. The restaurant use is proposed at the front of the site with the office use to the rear. An 8' CBS wall is proposed to separate the residential use to the east. The restaurant will reflect the typical Golden Corral building elevations with sloped roof lines, accent dormers and storefront type windows on the south, east and west sides. The office building reflects a modern type architecture with flat parapet roof, aluminum entry canopies and an aluminum and reflective glass storefront at the main entrance. The two buildings have a very different architectural style therefore, staff would like the office building reevaluated to create a more compatible design with the restaurant. The parking Code requires 87 spaces for the restaurant use and 38 spaces for the office use. The total amount required is 125 spaces with 151 spaces provided on site. A wall sign and monument sign are proposed for the restaurant building only.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee moved to recommend approval subject to the planning report adding that the plans for the office building would be submitted at a later date; that the roll-up door on the office building would be aligned with the loading area; that the dumpster site be relocated as indicated during the meeting; that the dumpster gate enclosure for the restaurant be metal with metal slats. (3-0, Sam Engel and Doug Amos absent, April 11, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 12-7-99 subject to the following conditions prior to the issuance of a building permit and excluding the elevation of the office building which will be redesigned and resubmitted* at a later date.

1. Relocating the Pink Tabebuia trees in the parking medians elsewhere on the site to give more room to the proposed Live Oaks.
2. Revising the site plan and landscape plan to match the office building door openings.
3. Moving the handicap spaces adjacent to the main entry doors on the office building.
4. Providing a tree name for the symbol (IT) on the plant list.

Item No

5. Providing a detail of the rear 8' CBS wall.
6. Providing materials and colors for proposed signage letters.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 12-7-99
Value Dining

Item No. 7.15

Revisions: April 12, 2000

Exhibit "A":

Original Report Date: April 11, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Hollywood Lincoln Mercury

Address: 1700 Sheridan Street

City: Hollywood, FL.

Phone: (954) 920-6010

Agent:

Name: Value Dining of Davie

Address: 4210 NE 20th Ave

City: Ft. Lauderdale, FL.

Phone: (954) 565-4576

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 4184 South University Drive

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District)

Existing Use: The subject site is currently vacant

Surrounding Land Use:

North: Burkhardt's tractor equipment/ Regional Activity Center

South: Vacant commercial building/ Regional Activity Center

East: Single family Residential/ Regional Activity Center

West: Single family Residential across University Drive/ Residential (Special Classification/ 3.5 du.ac)

Surrounding Zoning:

North: B-2 (Community Business District)

South: B-3 (Planned Business Center District)

East: A-1 (Agricultural District, 1du/ac)

West: R-5 (Residential District, 5 du/ac)

ZONING HISTORY

Previous Requests on Same Property: A rezoning is currently in progress to change the existing zoning from B-3 (Planned Business Center District) to B-2 (Community Business District), and is scheduled for second reading on the April 18th Town Council meeting.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for a 7,482 square foot, two story office building and an 8,959 square foot single story Golden Coral restaurant building, landscaping and associated parking off of University Drive to the south of Burkhard's tractor service. The restaurant use is proposed at the front of the site with the office use to the rear. An 8' CBS wall is proposed to separate the residential use to the east.
2. *Building:* The restaurant will reflect the typical Golden Corral building elevations with sloped roof lines, accent dormers and storefront type windows on the south, east and west sides. The front facade will face south with the back of the building facing Burkhard's rear wall. The west elevation will face University Drive. The base building color will be almond with a "gray ashlar" accents and a brown flat tile roofing material. The height will be 22'-1.5" to the top of the parapet. The office building reflects a modern type architecture with flat parapet roof, aluminum entry canopies and an aluminum and reflective glass storefront at the main entrance. The building height will be 31'-4" to the top of the roof deck. The majority of the base building color will be painted green with a portion of the north wall and parapet in almond and gray to match the Golden Coral building.
3. *Parking and access:* Parking requires 87 spaces for the restaurant use and 38 spaces for the office use. The total amount required is 125 spaces with 151 spaces provided on site.
4. *Landscaping:* The Landscape plan reflects Mahogany trees, Bald Cypress and Sabal palms along the north, south, and east perimeters. Mahogany trees, flowering Cassia trees, Royal palms and a 3' berm is proposed within the University Drive landscape buffer. Live Oaks, Mahoganys and Pink Tabebuia trees will be planted in the interior parking medians along with accent palms and foundation plantings adjacent both buildings. A perimeter hedge is shown along all property lines.
5. *Signage:* A wall sign and monument sign are proposed for the restaurant building only.

The wall sign will display the corporate "Golden Corral" restaurant name and will be mounted on the west elevation to face University Drive. The sign will be approximately 117 square feet in area. The monument sign will be 8'-9" in height and 7'-4" in width also displaying the corporate name to be placed at the south side of the entrance drive.

6. *Drainage:* All on site drainage will be dispersed into shared retention areas on the property to the south.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code. The property is currently zoned B-3, however the property is scheduled for a second reading to rezone to B-2 on 4-18-00. The site plan is designed to comply with the B-2 zoning standards.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 8 characterized by older small scale commercial development, older single family residential neighborhoods and newer large scale multi-family residential developments that serve the rapidly growing South Florida Education Center.

The planning area also encompasses the downtown Davie Business District.

Broward County Land Use Plan: The subject site is governed by the plat titled "Pebb-Davie Plat" restricted to 20,000 square feet of commercial.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie, however staff is not satisfied with the exterior architectural design of the two story office building. The appearance may not be completely compatible with the proposed restaurant building to the front of the site. Staff would like to see a better cohesion of design elements among the two buildings. The applicant agreed with staff's position at the April 11, 2000 Site Plan Committee meeting and withdrew the office building elevation from the application to be revisited and resubmitted at a later date.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 12-7-99 excluding the elevations at the office building which the applicant withdrew and will redesign and resubmit at a later date subject to the following conditions prior to

the issuance of a building permit and noting staffs concern regarding the architectural compatibility of the two proposed buildings.

1. Relocating the Pink Tabebuia trees in the parking medians elsewhere on the site to give more room to the proposed Live Oaks.
2. Revising the site plan and landscape plan to match the office building door openings.
3. Moving the handicap spaces adjacent to the main entry doors on the office building.
4. Providing a tree name for the symbol (IT) on the plant list.
5. Providing a detail of the rear 8' CBS wall.
6. Providing materials and colors for proposed signage letters.

Site Plan Committee

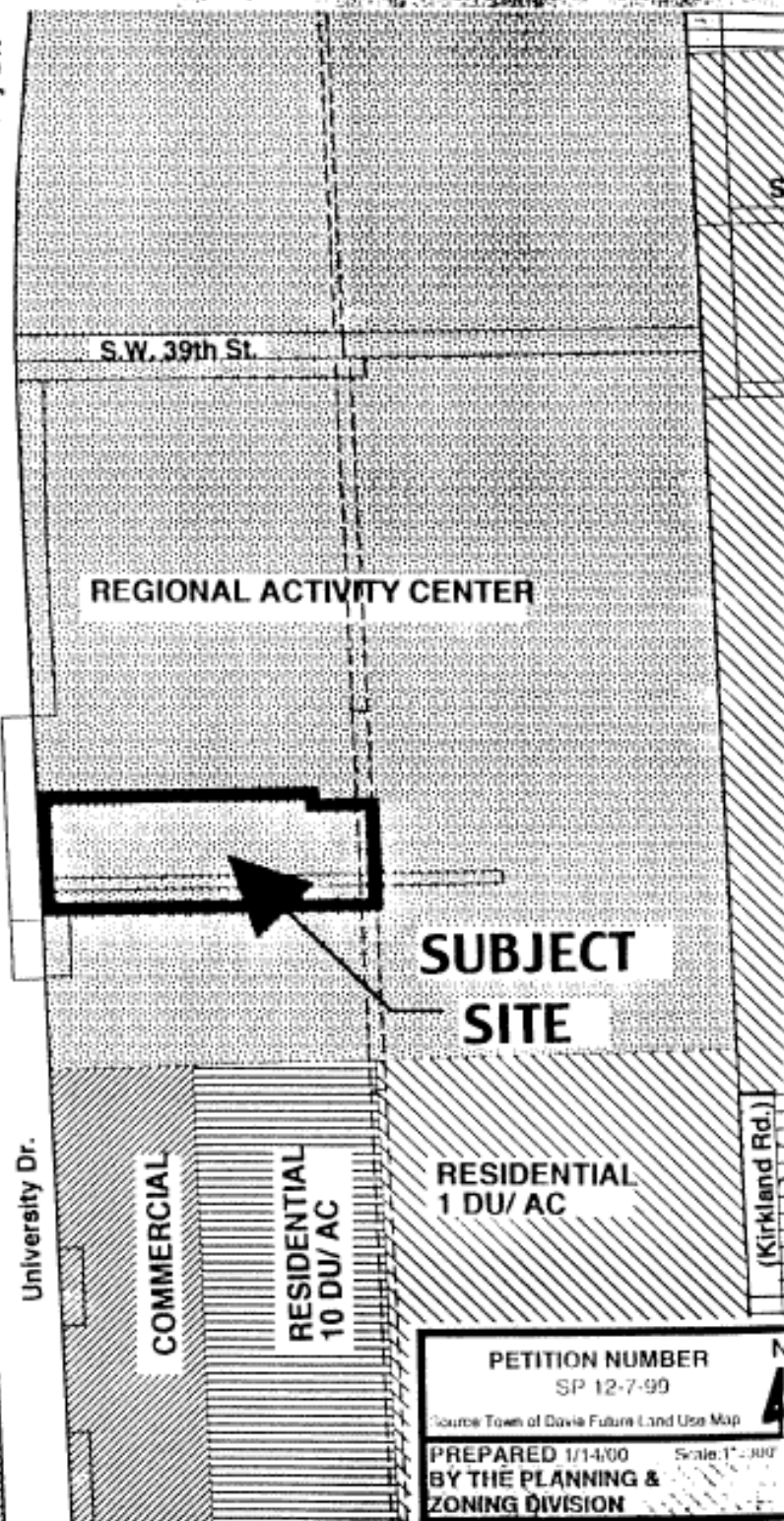
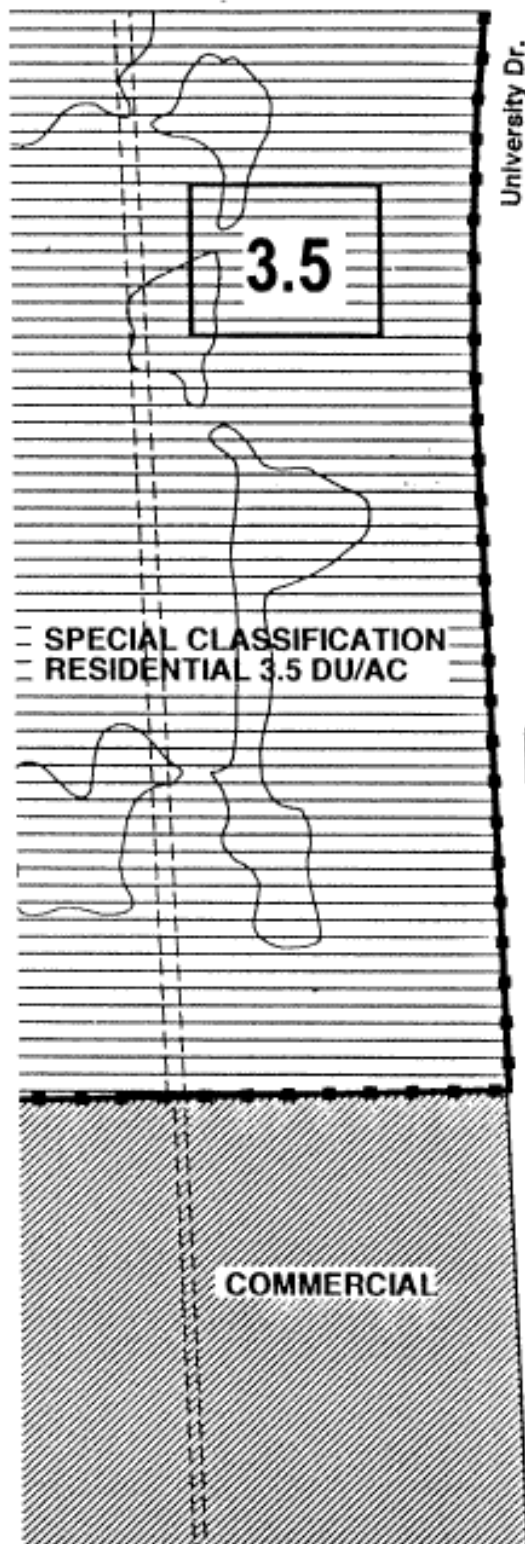
Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report adding that the plans for the office building would be submitted at a later date; that the roll-up door on the office building would be aligned with the loading area; that the dumpster site be relocated as indicated during the meeting; that the dumpster gate enclosure for the restaurant be metal with metal slats. (3-0, Sam Engel and Doug Amos absent, April 11, 2000).

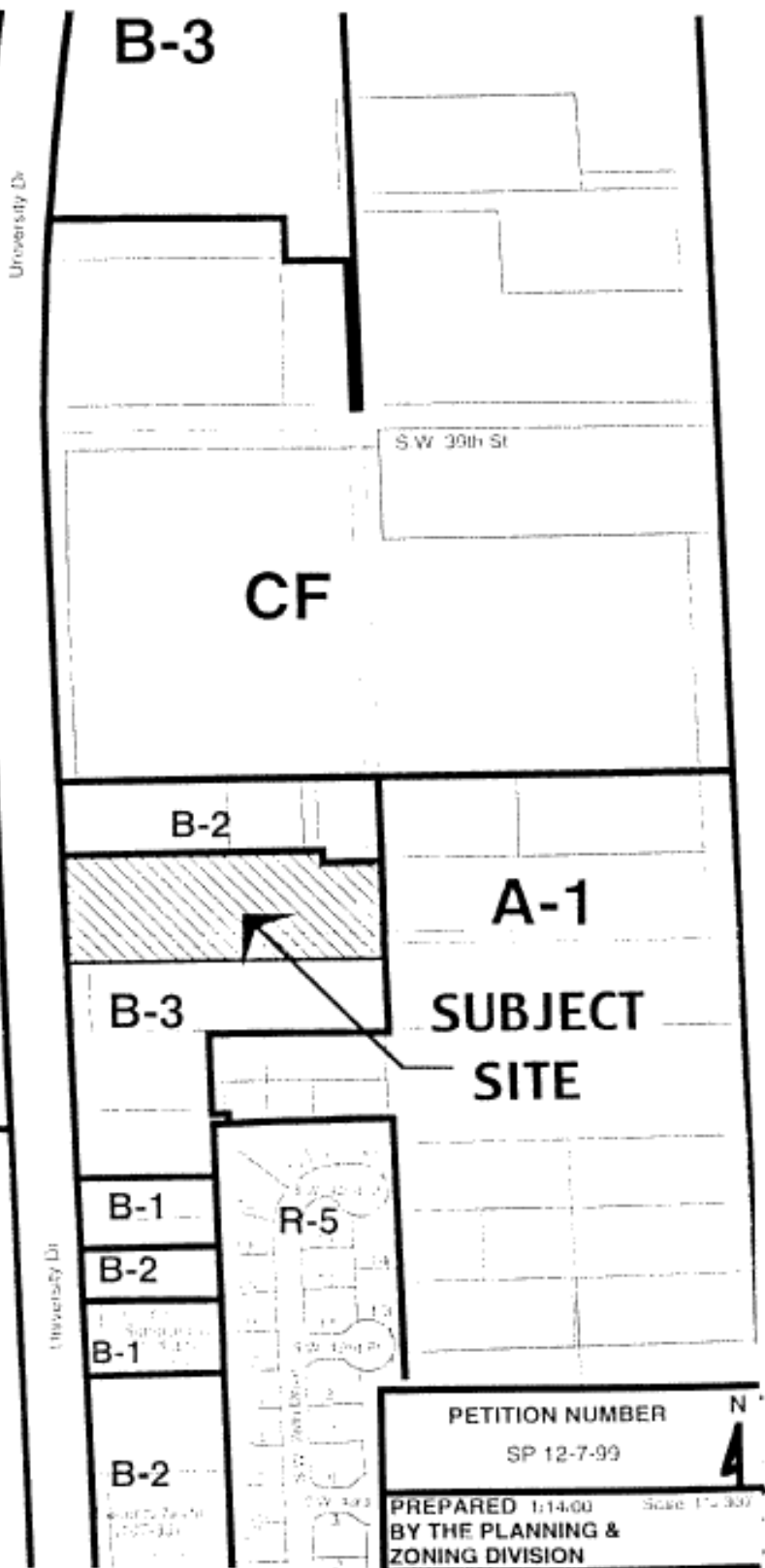
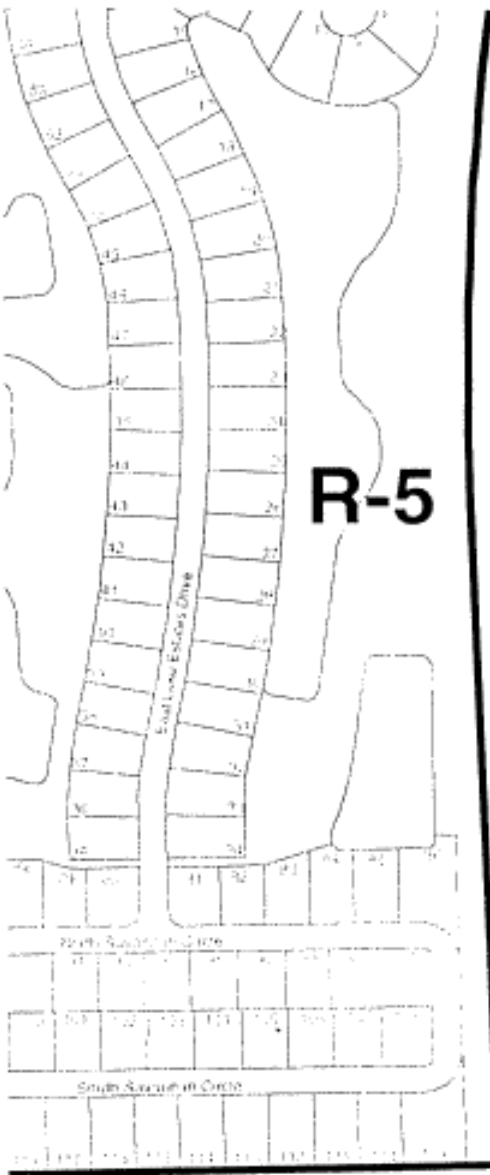
Exhibits

1. Land Use Map, Subject Site Map, Aerial

Prepared by: _____

Reviewed by: _____







SW 39TH ST

UNIVERSITY DR

SUBJECT SITE

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↑ DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 12-7-99